

TRANSFER  
TAX  
PAID

## WARRANTY DEED

023357

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MICHAEL D. ARMITAGE and ERICA L. ARMITAGE of Waterville, County of Kennebec and State of Maine, for consideration paid, grant to THOMAS BARKER and CAROL-LYNN SALIBA of 4 Martin Avenue, Waterville, County of Kennebec and State of Maine, 04901, with warranty covenants as joint tenants and not as tenants in common, the land in Waterville, Kennebec County, Maine, more particularly described as follows:

A CERTAIN LOT or parcel of land situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows; to wit:

BEGINNING at an iron pin set on the westerly line of Stone Ridge Drive as shown on a Subdivision Plan entitled "Final Subdivision Plan of Stone Ridge" dated July 1986 by K & K Land Surveyors, Inc., and recorded in the Kennebec County Registry of Deeds in File #E-87010, which iron pin also marks the easterly corner of Lot #1 on this Plan; thence N 61° 4' 20" W along the northeasterly line of Lot #1 for a distance of 270.59 feet to an iron pin set in the southeasterly line of land of Richard and Pauline Denis at the northern most corner of Lot #1; thence N 30° 22' 16" E for a distance of 163.35 feet to an iron pin; thence continuing N 31° 50' 58" E along land of Donald Toulouse for a distance of 88.71 feet to an iron pin marking the westerly corner of Lot #3 of the above referred to Plan; thence S 58° 9' 2" E along the southwesterly line of Lot #3 on the above referred to Plan for a distance of 245.20 feet to an iron pin set on the westerly side of Stone Ridge Drive which pin also marks the southern most corner of Lot #3; thence S 24° 50' 57" W along the westerly sideline of Stone Ridge Drive for a distance of 240 feet to an iron pin marking the point of beginning; containing 1.46 acres.

MEANING AND INTENDING to convey Lot #2 on the "Final Subdivision Plan of Stone Ridge - Waterville, Maine" by K & K Land Surveyors, Inc. dated July 1986 and recorded in the Kennebec County Registry of Deeds in File #E-87010.

Being the same premises conveyed to Michael D. and Erica L. Armitage by Warranty Deed of Ioe f. Poulin, Co. dated December 27, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3505, Page 255.

THIS CONVEYANCE is made subject to the following restrictions numbered 1 through 10, inclusive, which are to run with the land:

1. That no house for more than one family shall be built upon said lot and that no dwelling house consisting of less than 2,000 square feet of living area shall be built upon said lot.
2. Any wall of any residence or other outbuildings, including garages but excluding bay windows and steps, erected on said lot shall not be erected nearer than 50 feet from the street line on which said residence faces, nor nearer than 20 feet from the side lines of said lot.
3. Said lot shall be used for residential purposes only.
4. No more than one residence and the outbuildings thereon, such as a garage, shall occupy said lot or any part thereof.
5. Said lot shall not be subdivided or sold or leased in parcels.
6. No placards or advertising signs shall be erected or maintained on said lot or in any building thereon.
7. No fences, hedges, or construction of any kind other than a dwelling, garage and appurtenances, shall be erected or maintained nearer than fifty (50) feet from the street property line to interfere with the view of residents on adjoining lots.

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8. No cows, horses, goats, swine, hens or any other animals other than domestic pets shall be kept or maintained on said lots or in any buildings thereon.

9. If any owners of two or more contiguous lots desire to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing restrictions shall be construed as applying to a single lot.

10. The grantor herein does not hold itself responsible for enforcing the foregoing restrictions.

BEGINNING at an iron pin at the southeast corner of Lot 8 on "Final Subdivision Plan of Stone Ridge - Waterville, Maine" by K & K Land Surveyors, Inc., dated July 1986 and recorded in the Kennebec Registry of Deeds in File #E-87010; thence N 63° 20' 02" W 335.51 feet, more or less, to an iron pin; thence continuing N 24° 50' 57" E along Stoneridge Drive 80 feet, to a point; thence S 63° 26' 18" E through said Lot 8 410 feet, more or less, to a point on the easterly boundary of said Lot 8; thence S 69° 27' 27" W to the point of beginning. Said last distance being approximately 110 feet.

BEING a part of the premises conveyed to Anthony F. Poulin by deed from Robert A. Rosenthal, dated September 24, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3031, Page 300.

THE above described parcel is a portion of Lot 8 and is conveyed for purposes of the location of a sewage disposal system for the benefit of Lot 2 in said Stone Ridge Subdivision.

EXCEPTING and reserving to the owners of Lot #3, an easement for any encroachment of the septic system on said Lot 8, which serves Lot 3, together with the right to maintain, repair and replace said septic system.

ALSO, conveying the right to the Grantees, their heirs and assigns, to enter the remaining portion of Lot 8 to maintain, repair and replace the septic system which serves Lot 2.

BOTH parties agree to restore the surface to its original condition in the event it is disturbed in carrying out such maintenance, repairs and replacements.

In Witness whereof, the said MICHAEL D. ARMITAGE and ERICA L. ARMITAGE have hereunto set our hands and seals this 29 day of September 1989.

*[Signature]*  
To BORN

*[Signature]*  
MICHAEL D. ARMITAGE  
*[Signature]*  
ERICA L. ARMITAGE

STATE OF MAINE  
COUNTY OF KENNEBEC

Dated: September 29, 1989

Personally appeared the above named MICHAEL D. ARMITAGE and ERICA L. ARMITAGE, and acknowledged the foregoing to be their free act and deed.

Before me, *[Signature]*  
Notary Public

(Printed Name:)

DAVID B. WHITE  
My Commission expires: 6-21-96

RECEIVED KENNEBEC SS.

1989 OCT -6 AM 9:00

